



15, Ivanhoe Terrace South Street  
| LE65 1BQ | Offers In The Region Of £425,000

ROYSTON  
& LUND



- Offers in the region of £425,000
- Georgian Grade II Listed Four Bedroom Townhouse
- Original Fireplaces And Timeless Features
- Rear Enclosed Garden
- Council Tax Band D
- Sold With No Upward Chain
- Set Across Three Floors
- Convenient Downstairs WC And A Family Bathroom
- Close To A Wide Range Of Amenities
- Freehold, EPC - E





Offers in the region of £425,000  
Sold With No Upward Chain

Set across three floors, this home offers ample living space and period charm. Upon entry, the hallway leads to a spacious lounge featuring beautiful bay windows, creating a bright and inviting atmosphere. The separate dining room, with its original fireplace, has patio doors that open to a rear enclosed garden, which flows seamlessly into the well-appointed kitchen. A utility room and a convenient downstairs WC complete the ground floor.

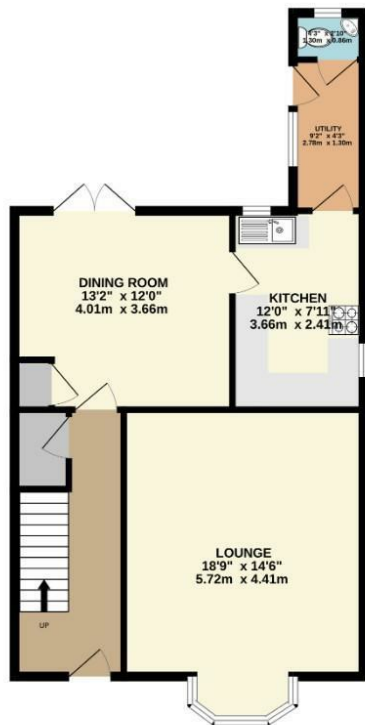
The second floor comprises two generously sized bedrooms, both retaining period charm, along with a family bathroom. On the third floor, there are two additional character-filled bedrooms, offering flexibility for family living, guest accommodation, or a home office.

This distinctive home also boasts gardens to the front and rear, along with a brick-built coach house and outbuildings. With its blend of original fireplaces and timeless features, this home effortlessly combines charm and modern functionality, making it an excellent choice for those seeking a spacious and stylish property in a prime location.

This elegant Georgian Grade II listed townhouse, full of character and original features. Situated just a stone's throw away from Ashby Market Street, this home benefits from being close to a wide range of amenities, including schools, shops, bars, restaurants, and parks.



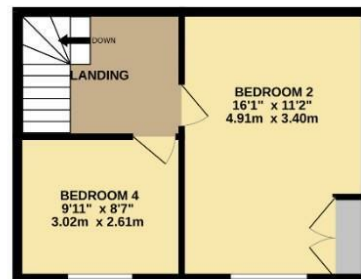
GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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